

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



OPEN SPACE ADVISORY BOARD
Wednesday, February 1, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. Meeting Called to Order
2. Call to the Public (items not listed on the agenda)
3. Discussion and Action
 - a. Approval of Minutes: January 18, 2012
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUET12-00001:** Golden Springs Dr. Easement Vacation – Being a portion of Lots 16 & 17, Block 1, Shadow Mountain Heights “Replat A”, City of El Paso, El Paso County, Texas
LOCATION: East of Shadow Mountain Drive and South of Silver Springs Drive
PROPERTY OWNER: Stuart P. Shiloff & Nancy Shiloff
REPRESENTATIVE: Roe Engineering, L.C.
DISTRICT: 1
TYPE: Easement Vacation
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
4. Discussion and Action on the proposed Northwest Master Plan.
Contact: Fred Lopez, lopezar@elpasotexas.gov
5. Discussion and Action: Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque.
Contact: Rudy Valdez, rvaldez@EPWU.org
6. Discussion and Action regarding the upcoming changes to the OSAB enabling ordinance.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
7. Discussion and Action on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
8. Discussion and Action: Items for Future Agendas
9. Adjournment

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



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S E R V I C E S O L U T I O N S S U C C E S S



EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this ____ day of January, 2012 at _____

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

Mayor

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District 1

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ADVISORY BOARD MINUTES

Wednesday, January 18, 2012, 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

Members Present: 9

Katrina M. Martich, Joanne Burt, James H. Tolbert, Richard L. Thomas (1:36), Lois A. Balin, Andres Quintana, Bill G. Addington, Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 0

Planning and Economic Development Staff:

David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Raul Garcia, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner; Melissa Granado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Marcia Tuck, Parks & Recreation, Open Space Trails and Parks Coordinator, Kareem Dallo, Engineering Division Manager; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Jorge Azcarate, CEA Group; Trish Tanner, Jobe

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:32 p.m.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

a. Approval of Minutes: January 4, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions.

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Ms. Balin requested the following revision:

Prior to her presentation ~~presentation~~, Ms. Granado distributed copies of a Staff recommended draft Ordinance.

PAGE 3 OF 8

Chair Wakeem requested the following revision:

FEMA 41A ARROYO

Chair Wakeem asked how the FEMA 41A arroyo is being handled.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and CARRIED TO APPROVE THE MINUTES FOR JANUARY 4, 2012, AS CORRECTED.

ABSTAIN: Mr. Quintana and Mr. Addington

NOT PRESENT: Mr. Thomas

b. Changes to the Agenda

Mr. Coronado noted Staff will present both subdivision applications SUSU11-00138 AND SUSU11-00139 concurrently.

c. Review and comment on current subdivision applications, as indicated below:

- (1) SUSU11-00138: Desert Springs Unit Four – A portion of Nellie D. Mundy Survey No. 243, Parcel 2, City of El Paso, El Paso County, Texas
- LOCATION: East of I-10 and North of Transmountain Road
- PROPERTY OWNER: RPW Development, DVEP Land LLC
- REPRESENTATIVE: CEA Group
- DISTRICT: 1
- TYPE: Major Preliminary
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass presented both SUSU11-00138 and SUSU11-00139.

Mr. Jorge Azcarate, CEA Group, representing the applicant, responded to questions and/or comments from the Board.

Mr. Addington stated he could not support this request.

Mr. Gonzalo Cedillo, EPWU-PSB Stormwater, commented on the challenges of the project and noted EPWU-PSB Stormwater is supportive of the development.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Quintana and CARRIED TO APPROVE.

AYES: Mr. Tolbert, Mr. Thomas, Mr. Quintana, and Mr. von Finger

NAYS: Ms. Balin and Mr. Addington

ABSTAIN: Ms. Martich and Ms. Burt

(2) SUSU11-00139: Desert Springs Unit Five – A portion of Nellie D. Mundy Survey No. 243 and No. 244, Parcel 2, City of El Paso, El Paso County, Texas
LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Preliminary
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

See SUSU11-00138 for comment.

d. Review and comment on current zoning applications, as indicated below:

(1) PZRZ11-00052: Lots 3 and 4, Block 9, Montecillo Unit Three Replat A, City of El Paso, El Paso County, Texas
LOCATION: South of Castellano, north of Executive Center, east of Interstate 10, and west of Mesa
ZONING: C-2 (Commercial)
REQUEST: From C-2 (Commercial) to SmartCode Zone (SCZ)
EXISTING USE: Vacant
PROPOSED USE: Senior Housing Facility
PROPERTY OWNER: EPT Mesa Development, LP
REPRESENTATIVE: Conde, Inc.
DISTRICT: 9
STAFF CONTACT: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

Ms. Granado gave a PowerPoint presentation. Planning Department Staff recommends approval of the rezoning request to SmartCode.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE.

4. **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects including a timeline and a list of the people involved.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez updated Board Members regarding Cement Lake and Silver Springs properties.

Chair Wakeem asked if EPWU-PSB Staff would check into the listing price for the Silver Springs property.

Mr. Valdez then updated Board Members regarding Vespa Canyon properties and responded to questions and/or comments from the Board regarding the Franklin Hills arroyos, EPWU-PSB Staff approaching Hunt to discuss donating the arroyos and contacting

Hunt to begin discussions regarding possibly combining parkland dedication and purchase for Stormwater.

NO ACTION WAS TAKEN.

5. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque.

Contact: John Balliew, jeballiew@EPWU.org

Mr. Valdez explained that no one has been retained. Mr. Valdez will inform Board Members regarding monies for the feasibility study.

NO ACTION WAS TAKEN.

6. **Discussion and Action** on funding source for purchase of Johnson Basin.

Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Tolbert stated reasons why Johnson Basin is not natural open space and commented on the monies used to purchase the property

Mr. Cedillos and Mr. Valdez commented on the price.

Mr. Valdez, Mr. Cedillos, Mr. Thomas and Mr. Dallo discussed access to Silver Springs property and drainage. Mr. Valdez noted the previous plans had since expired as nothing had ever been built.

Chair Wakeem stated his only concern was about misinformation.

NO ACTION WAS TAKEN.

7. **Discussion and Information:** 2010-2011 Financial statement including all income and expenses for the ten percent storm water funding.

Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez explained that the information Mr. Tolbert was requesting was basically the same information EPWU-PSB Staff presented to the Board on a quarterly basis. Mr. Valdez explained that the only planned Open Space expenditures pertained to Cement Lake, Silver Springs, Vespa Canyon and the other park ponds that City Council wants EPWU-PSB Staff to explore.

8. **Discussion and Action** regarding the upcoming changes to the OSAB enabling ordinance.

Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem requested Board Members authorize him to appoint a Subcommittee to work with Staff on a recommendation to City Council. Chair Wakeem selected Mr. Tolbert, Ms. Martich and Mr. Thomas as the Subcommittee Members.

Ms. Cuellar provided legal guidance and responded to questions and/or comments from the Board.

Chair Wakeem explained that at the City Council meeting, OSAB has been tasked to work with Staff and Department Heads.

Ms. Martich asked about the Subcommittee's task.

Ms. Cuellar responded it was to bring forward recommended changes to the enabling ordinance.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO AUTHORIZE CHAIR WAKEEM TO APPOINT THE SUBCOMMITTEE.

9. **Discussion and Action** on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem explained the Subcommittee met last week and compiled the following:

"Shall the City Council of the City of El Paso, Texas be authorized to issue general obligation bonds of said City in the aggregate principal amount of \$-- ,-- ,-- for the purpose of providing funds for permanent public improvements, to wit: acquiring open space properties, throughout the City, to conserve, protect, manage, restore, or enhance areas that have a distinctive environmental, cultural, natural or wildlife character or attributes for various passive and active recreational uses; said properties cannot be eligible for acquisition using storm water related funding....

Step 1 - Baseline Amount

Towards a Bright Future: Mountains to River - A Green Infrastructure Plan For El Paso		
Recommended Funding (2006 Dollars)		
\$20,000,000	-	\$25,000,000

Step 2 - Inflation Adjustment

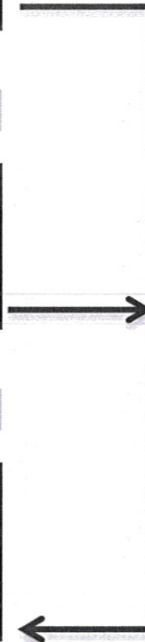
Towards a Bright Future: Mountains to River - A Green Infrastructure Plan For El Paso		
Recommended Funding (2012 Dollars)		
\$23,200,000	-	\$29,000,000

Step 3 - Storm Water 10% Funding Source

Storm Water Funding	
\$117,000	per month
\$1,404,000	per year
\$14,040,000	over 10 years

Step 4 - Funding Request

2012 Quality of Life Bond	
Funding Required	
\$9,160,000	- \$14,960,000



Staff will present to the Board a tentative list of preservation opportunities in two weeks.

Ms. Cuellar explained how it should be worded on the ballot. She noted City Council will have final approval regarding the ballot language and wording.

Mr. Coronado responded that Staff would list the properties if the Board requested.

Ms. Martich commented on language and recommended adding the following language *"That this is in support of implementing the Open Space Plan that has been adopted by the City."*

Ms. Burt explained that the Subcommittee used the Open Space Master Plan to compile the numbers and language presented.

Ms. Balin , Mr. von Finger, Chair Wakeem, and Mr. Tolbert commented on the language.

Ms. Martich asked for a clarification on the motion.

Mr. Thomas responded that it was for the money portion.

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO ACCEPT THE RECOMMENDATIONS FROM THE SUBCOMMITTEE.

10. Discussion and Action: Items for Future Agendas

Chair Wakeem requested:

1. Item #5 be posted on the next OSAB agenda
2. Item #8 be posted on the next OSAB agenda, Staff Contact: Mr. McElroy.
3. Item #9 be posted on the next OSAB agenda

11. Adjournment

MOTION:

Motion made by Mr. von Finger and UNANIMOUSLY CARRIED TO ADJOURN AT 2:43 P.M.



City of El Paso – City Plan Commission Staff Report

Case No: SUET12-00001 Golden Springs Dr. Easement Vacation
Application Type: Easement Vacation
CPC Hearing Date: February 9, 2012
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: East of Shadow Mountain Drive and South of Silver Springs Drive
Legal Description Acreage: 0.0259-acre
Rep District: 1
Existing Use: Residential
Existing Zoning: R-3 (Residential)
Proposed Zoning: R-3 (Residential)
Parkland Fees Required: N/A
Impact Fee Area: This property is not in an Impact Fee Service Area and is not subject to impact fees.
Property Owner: Stuart P. Shiloff & Nancy Shiloff
Applicant: Roe Engineering, L.C.
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE:

North: R-3 (Residential)/ Single Family Residential Development
South: R-3 (Residential)/ Single Family Residential Development
East: R-3 (Residential)/ Single Family Residential Development
West: R-3 (Residential)/ Single Family Residential Development

THE PLAN FOR EL PASO DESIGNATION: Residential.

APPLICATION DESCRIPTION

The subdivider is proposing to vacate a ten-foot utility easement located within the Shadow Mountain Heights "Replat A" subdivision in order to expand the existing residential home without encroaching upon the easement.

Development Coordinating Committee

The Development Coordinating Committee recommends *approval* of the Golden Springs Dr. Easement Vacation, subject to the following conditions and requirements:

Planning Division Recommendation

Approval.

Engineering and Construction Management – Land Development

No objections.

The subdivision is within Flood Zone C -Panel # 480214 0027 D, dated January 03, 1997.

EPDOT

Department of Transportation does not object to the proposed easement vacation.

El Paso Water Utilities

1. EPWU does not object to this request

Water:

2. There is an existing 8-inch diameter water main extending along Golden Springs Drive that is available for service, the water main is located approximately 7-feet south from the center right-of-way line.

Sewer:

3. There is an existing 8-inch diameter sanitary sewer main extending along Golden Springs Drive that is available for service, the sanitary sewer main is located approximately 5-feet north from the center right-of-way line.

General:

4. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

PSB - Stormwater

No comments received.

Parks and Recreation Department

We have reviewed **Golden Springs Dr. - Easement Vacation** survey map and offer “No” objections to this proposed easement vacation request.

Texas Gas Service

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

El Paso Electric Company has no objections to the proposed vacation at 433 Golden Springs as shown on the survey done by Roe Engineering of subject property dated January 3, 2012.

Sun Metro

Sun Metro does not oppose to this request.

911 District

No comments received.

Fire Department

No comments received.

El Paso Independent School District

No comments received.

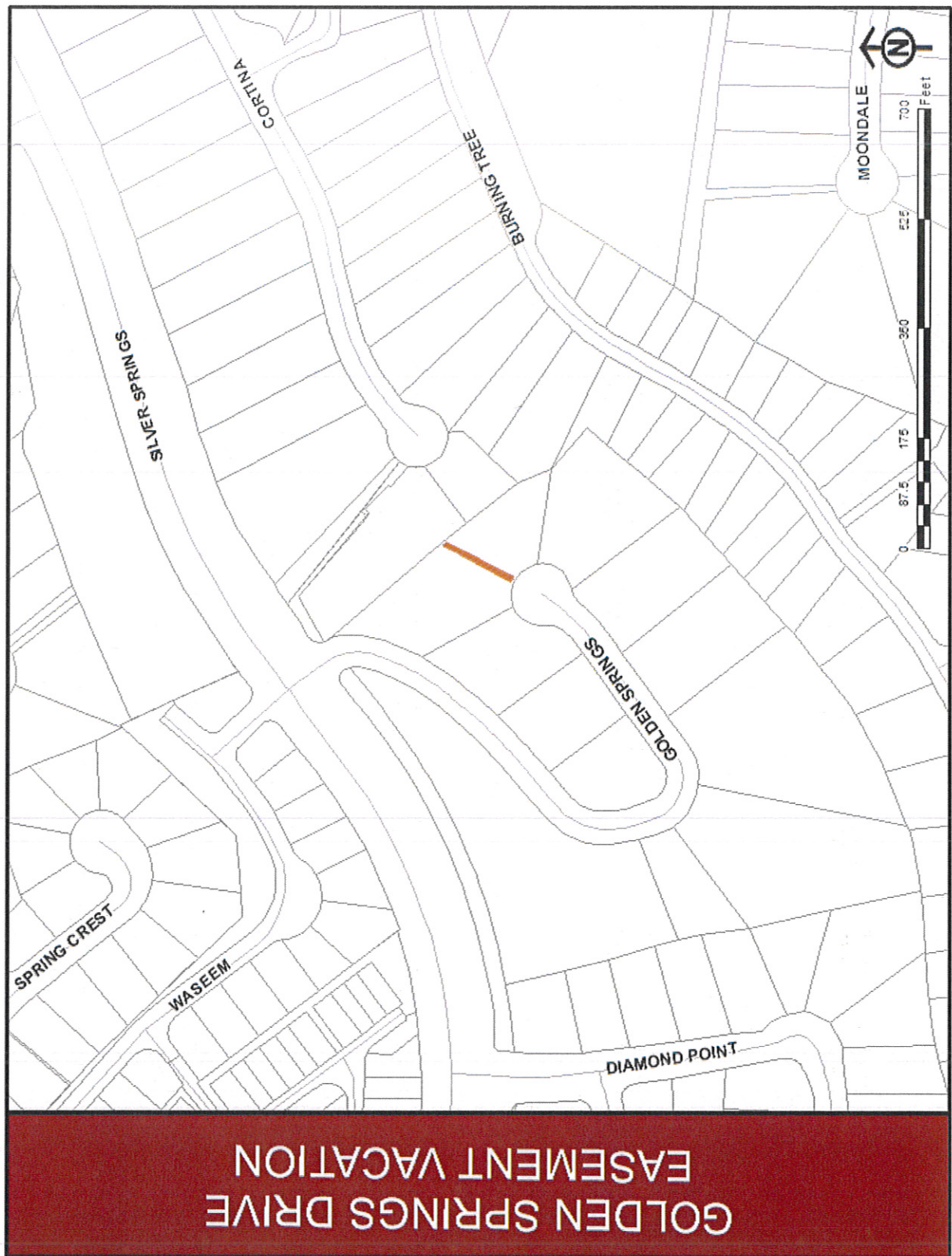
Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the easement vacation.
 - a. Original copy of the survey
 - b. Original copy of the metes and bounds
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Application

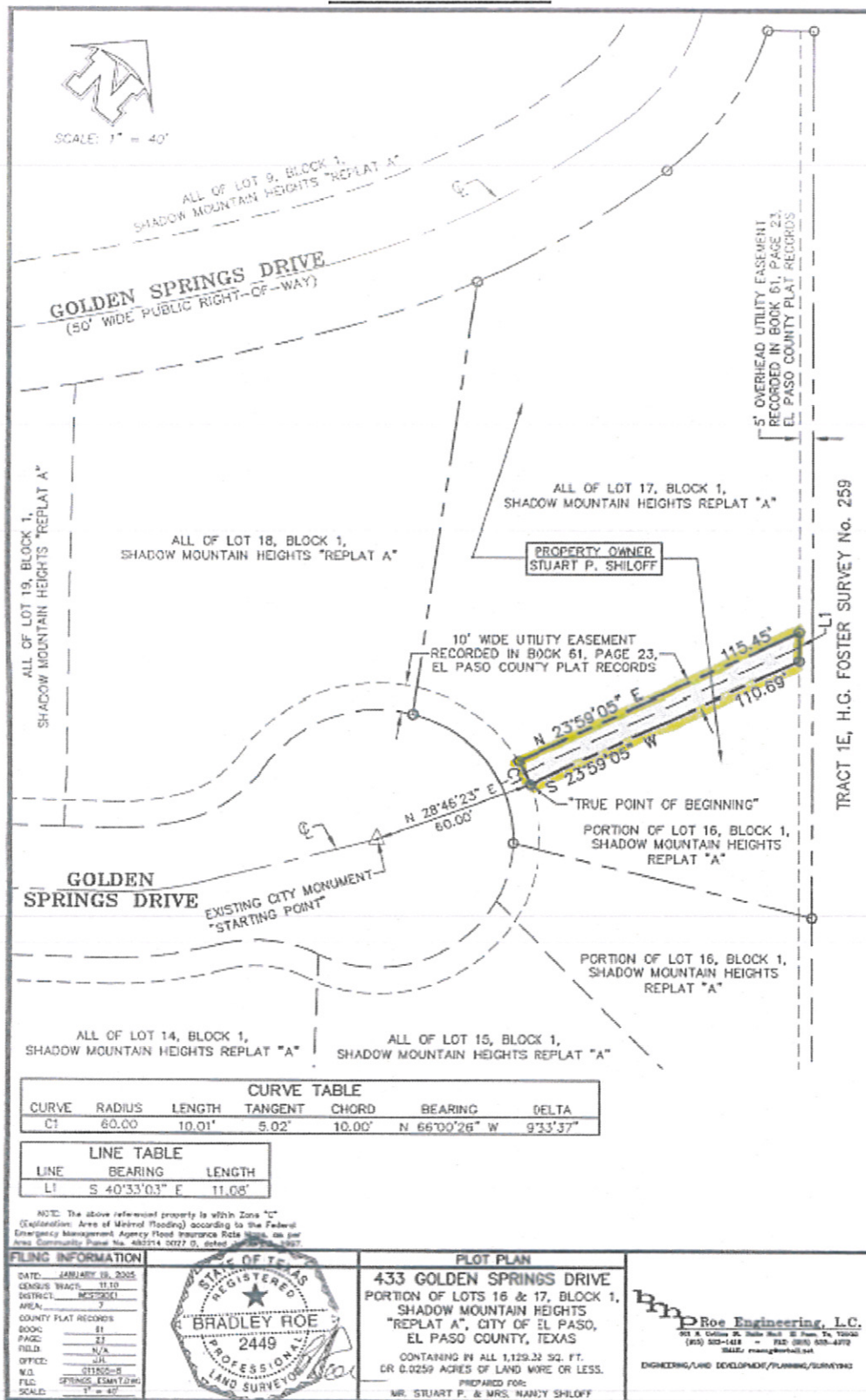
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY OF EL PASO, TEXAS APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: January 2012

File No. SUET12-00001

1. APPLICANTS NAME Stuart Philip Shiloff and Nancy R. Spitz
ADDRESS 433 Golden Springs ZIP CODE 79925 TELEPHONE 915-204-4444
2. Request is hereby made to vacate the following: (check one)
Street ☐ Alley ☐ Easement ☒ Other ☐
Street Name(s) Golden Springs Drive Subdivision Name "Replat A" Shadow Mountain Estates
Abutting Blocks 1 Abutting Lots 16 and 17
3. Reason for vacation request: Owners want to expand existing house and build over the easement.
4. Surface Improvements located in subject property to be vacated:
None ☒ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☐
5. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:
Yards ☐ Parking ☐ Expand Building Area ☒ Replat with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
	<u>Lot 17 and a portion of Lot 16, Block 1,</u>	<u>915-204-4444</u>
	<u>Replat A Shadow Mountain Estates</u>	
	<u>11</u>	

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE
REPRESENTATIVE _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

MEMORANDUM

On March 13, 2007, the City of El Paso adopted "Towards a Bright Future: Mountains to River: A Green Infrastructure Plan For El Paso; the Open Space Master Plan" as part of the City's Comprehensive Plan. The Open Space Master Plan serves as a guideline for the preservation of open space within the City of El Paso. Prior to the adoption of the Open Space Master Plan, numerous public meetings were held to receive public input on the preservation of open space. With the adoption of the Open Space Master Plan, the City recognized the importance of conserving, protecting, managing, restoring and enhancing areas that have a distinctive environmental, cultural, natural or wildlife character or attributes for various passive and recreational uses. The Open Space Master Plan identified bonds as one source of funding for the acquisition of open space and in 2007, recommended that at least 7 million in bond funding be allocated for the acquisition of open space.

The Quality of Life 2012 Bond Issue Public Outreach identifies parks, recreational facilities and trails as projects that can be considered for the bond election. The acquisition of open space identified in the Open Space Master Plan is one project that should be added that would provide for active and passive recreational activities, to include trails. For this reason, the Open Space Advisory Board recommends that the following project be placed on the Quality of Life 2012 Bond election.

Project: That no less than 9.1 million and no more than 14.9 million of general obligation bonds be issued for the acquisition of open space properties identified in the "Towards a Bright Future: Mountains to River: A Green Infrastructure Plan For El Paso; the Open Space Master Plan adopted by the City on March 13, 2007. The bonds are to be used for properties that are not eligible for acquisition using storm water drainage funds.

Charlie Wakeem, Chair

Discussion and action on Open Space Advisory Board's recommendation that the following project to be included in the November 2012 proposed bond election:

That no less than 9.1 million and no more than 14.9 million of general obligation bonds be issued for the acquisition of open space properties identified in the "Towards a Bright Future: Mountains to River: A Green Infrastructure Plan For El Paso; the Open Space Master Plan adopted by the City on March 13, 2007. The bonds are to be used for properties that are not eligible for acquisition using storm water drainage funds.